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8
9 **UNITED STATES DISTRICT COURT**
10 **CLARK COUNTY, NEVADA**

11 LES COHEN,

12 Plaintiff,

13 v.

14 FRESIA AGUDELO; CUSTOM HOME
15 LOANS, INC.; MORTGAGE ELECTRONIC
16 REGISTRATION SYSTEMS, INC.; BANK OF
17 AMERICA, N.A.; COUNTRYWIDE
DOCUMENT CUSTODY SERVICES;
MISSION POINTE CONDOMINIUMS; DOES
1-10, inclusive; and ROE CORPORATIONS 1-
10, inclusive,

18 Defendants.

19 and

20 FEDERAL NATIONAL MORTGAGE
21 ASSOCIATION; and FEDERAL HOUSING
FINANCE AGENCY, as Conservator of Federal
National Mortgage Association,

22 Intervenor.

Case No.: 2:15-cv-01393-GMN-GWF

**MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC.'S
DISCLAIMER OF INTEREST**

AND

**STIPULATION AND ORDER OF
DISMISSAL OF MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC.**

1 BANK OF AMERICA, N.A.; FEDERAL
2 NATIONAL MORTGAGE ASSOCIATION;
3 FEDERAL HOUSING FINANCE AGENCY, as
Conservator of the Federal National Mortgage
Association,

4 Counterclaimants,

5 v.

6 LES COHEN,

7 Counter-Defendant.

8 Plaintiff Les Cohen (**Plaintiff**) and Defendant Mortgage Electronic Registration Systems,
9 Inc. (**MERS**) stipulate and agree as follows:

10 1. **WHEREAS**, on or about June 20, 2014, non-party DML Investment Group, LLC
11 purchased the property commonly known as 10245 South Maryland Parkway #210, Las Vegas,
12 Nevada 89123 (the **Property**) at an HOA foreclosure sale via Instrument No. 0140623-0001986.

13 2. **WHEREAS**, on or about July 18, 2014, DML Investment Group, LLC conveyed the
14 Property to Plaintiff via Quitclaim Deed, Instrument No. 20140718-0001115.

15 3. **WHEREAS**, on January 29, 2015, Plaintiff filed a complaint for quiet title against
16 Defendants Fresia Agudelo; Custom Home Loans, Inc.; Mortgage Electronic Registration Systems,
17 Inc.; Bank of America, N.A.; Countrywide Document Custody Services; Mission Pointe
18 Condominiums; Does 1 through 10, inclusive; and Roe Corporations 1 through 10, inclusive.

19 4. **WHEREAS**, on or about July 22, 2015, Defendants Bank of America, N.A. and
20 MERS filed an Answer to Plaintiff's complaint, and Bank of America filed counterclaims against
21 Plaintiff.

22 5. **WHEREAS**, Plaintiff was informed and believed that MERS may hold an interest in
23 the Property.

24 6. **WHEREAS**, MERS has reviewed the Complaint and Bank of America's
25 Counterclaims and the exhibits thereto and has determined that it, MERS, assigned its interest under
26 the Deed of Trust by Corporation Assignment of Deed of Trust recorded on July 11, 2012—nearly
27 two years before the HOA sale at issue in this lawsuit and has no present right, title, or interest in the
28 subject property.

9. **WHEREAS**, Plaintiff and MERS agree that MERS should be dismissed from this action.

10. **WHEREAS**, based upon MERS's disclaimer set forth herein, Plaintiff and MERS agree to bear their own attorneys' fees and costs.

DATED this 9th day of June, 2017.

THE LAW OFFICE OF MIKE BEEDE, PLLC

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Attorneys for Mortgage Electronic Registration Systems, Inc.

ORDER

IT IS FURTHER ORDERED that, based upon MERS's disclaimer of any present right, title, or interest in the subject property as set forth herein, Defendant MERS is dismissed from this case without prejudice.

IT IS FURTHER ORDERED that Plaintiff Les Cohen and MERS shall bear their own attorneys' fees and costs.

IT IS SO ORDERED:


DISTRICT COURT JUDGE

June 18, 2017

DATED